

Appendix

Transportation Phasing Plan

Assessment Listing for Rancho Peñasquitos

Special Funds

Future Community Improvement Project Considerations

Peñasquitos East Transportation Phasing Plan
January 19, 1988

Number of DUs Not to Exceed*	Facility	Location	Improvement***	Status
12,439 ****	SR-56 (North City Parkway)	Rancho Peñasquitos Boulevard to I-15	Construct two lanes	Completed
12,948**	Mercy Road	Black Mountain Road to I-15	Construct four lanes	Completed
12,948**	Traffic Signal	Black Mountain Road and Mercy Road	Install traffic signal	Completed
12,948**	Black Mountain Road	Truman Street to Mercy Road	Construct four lanes	Completed
12,948	Carmel Mountain Road	200' North of Caminito Douro to Gerana Street	Improve median to add two lanes for a four-lane primary arterial	Completed
12,948	Traffic Signal	Carmel Mountain Road and Peñasquitos Drive	Install traffic signal	Completed
13,903**	Black Mountain Road	Mira Mesa northerly community boundary to Galvin Road	Construct six lanes	Completed
13,903**	Traffic Signal	Black Mountain Road and Capricorn	Install traffic signal	Completed
14,353	SR-56 (North City Parkway)	Black Mountain Road to I-15	Construct four lanes and ramps at ultimate grade and alignment	Completed
14,653**	Carmel Mountain Road	Paseo Montalban to Rancho Peñasquitos Boulevard	Improve median to provide a modified five lane major street	Completed
14,700	SR-56 (North City Parkway)	I-5 to I-15	Construct minimum four lane roadway	Completed

Peñasquitos East Transportation Phasing Plan

* “Dwelling Units Not to Exceed” refers to the total of constructed dwelling units plus any dwelling units which have previously approved building permits. As an alternative to this limitation of building permits, the developer may enter into an agreement approved by the City Council where building permits above the established threshold may be issued provided final utility connections and occupancy certificates are not authorized until the required improvements are constructed and open to traffic.

** This traffic facility improvement listed must be provided for in an agreement and becomes an immediate condition of any additional dwelling units in that column.

*** “Improvements” are to be open to traffic to the satisfaction of the City Engineer before exceeding the allowable number of dwelling units in the left column. “Open to traffic” is defined as successful traffic signal turn-on for traffic signals, and as open to normal traffic for the full required number of lanes for the entire length of roadway segments.

**** This improvement is to be open to traffic to the satisfaction of the City Engineer prior to the issuance of any additional building permits for dwelling units in the community.

All tentative maps and development projects are subject to the traffic phasing plan and community facilities phasing plan. This phasing plan should be reviewed annually, along with the Peñasquitos East Public Facilities Financing Plan, for any major changes in the community’s transportation system. One example of such a change is the proposed installation of ramp metering in any freeway access points within the community.

It is understood that at some time in the future it may be desirable to revise some element(s) of this phasing plan, including raising the established threshold, in order to add future benefits to the community. Any change to this phasing plan will require a noticed public hearing by the City Council. Minimum public notice for the hearing shall be 30 (thirty) days. The Rancho Peñasquitos Planning Board, Town Council, Recreation Council, and Homeowners of Peñasquitos Association, Inc. shall all receive this 30-day notice and shall be afforded the opportunity to provide comments to the City Council and/or provide public testimony at the hearing.

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Assessment Listing for Rancho Peñasquitos – Fiscal Year 2007

Assmt. #	Assessor Parcel No.	Subdivision/ Parcel Map	Lot or Parcel	Rancho Penasquitos Property Owners
7	3060421700		9	RHODES KEITH B & GRUS JOHN W LIVING TRUST ET AL
7	3060421800		8.52	RHODES KEITH B & GRUS JOHN W LIVING TRUST ET AL
8	3060420900		20	RHODES KEITH B & GRUS JOHN W LIVING TRUST ET AL
8	3060420900			RHODES KEITH B & GRUS JOHN W LIVING TRUST ET AL
8	3060421900			RHODES KEITH B & GRUS JOHN W LIVING TRUST ET AL
8	3060422200			RHODES KEITH B & GRUS JOHN W LIVING TRUST ET AL
8	3060422300			RHODES KEITH B & GRUS JOHN W LIVING TRUST ET AL
25	3120103700			CITY OF SAN DIEGO
26	3120101000			CITY OF SAN DIEGO
28	3120101700			CITY OF SAN DIEGO
30	3138110200		POR 6	CITY OF SAN DIEGO
35	3120101800		LOTS 7&8	CITY OF SAN DIEGO
39	3120300300			CITY OF SAN DIEGO
41	3120401200			CITY OF SAN DIEGO
42	3120401300		2.35 AC	CITY OF SAN DIEGO
45	3131800300	6982	LOT 205	BENICEWICZ ROBERT
46	3131921400	6773	LOT 143	MADARIAGA SCOTT & LYNDA
47	3130105900			TOM VIII PARTNERSHIP
48	3130100400			CITY OF SAN DIEGO
49	3130305900			CITY OF SAN DIEGO
52	3155700100	11924	LOT 11	PARDEE HOMES
52	3155700700	11924	LOT 12	PARDEE HOMES
52	3155700300	11924	LOT 16	PARDEE HOMES
58	3150204000			CITY OF SAN DIEGO
59	3150205600			CITY OF SAN DIEGO
76	3153005000	11092	LOT 9	YMCA OF SAN DIEGO COUNTY
82	3138110400	14589	LOT 4	SANTALUZ LLC
82	3138100600	14589	LOT 8	SANTALUZ LLC
82	3138100700	14589	LOT 9	SANTA LUZ LLC
86	3130305400			CITY OF SAN DIEGO
88	3152400100	7821	LOT 271	POWAY UNIFIED SCHOOL DISTRICT

Assmt. #	Assessor Parcel No.	Subdivision/ Parcel Map	Lot or Parcel	Rancho Penasquitos Property Owners
96	3120303500			CITY OF SAN DIEGO
99	3120401900			CITY OF SAN DIEGO
106	3155700500	14640	PAR 2	TAIWANESE LUTHERAN CHURCH OF SAN DIEGO
106	3155700500	14640	PAR 2	TAIWANESE LUTHERAN CHURCH OF SAN DIEGO
112	3150205500			PARDEE HOMES
113	3090211600			CITY OF SAN DIEGO
140	3150205700		PAR 1	AMERICAN NEWLAND ASSOCIATES
142	3131800100	6982	LOT 203	MAGHSOUDI AHMAD
142	3131800200	6982	LOT 204	MAGHSOUDI AHMAD
143	3131921300	6773	LOT 142	MATPHIL TECHNOLOGIES INC
145	3120402200			CITY OF SAN DIEGO
146	3095810200			FIELDSTONE COMMUNITIES INC
146	3095810300			FIELDSTONE COMMUNITIES INC
147	3131800400	6982	LOT 206	DAVYDOV STANISLAV
148	3131800500	6982	LOT 207	OH SAE UNG & SARA
149	3131800600	6982	LOT 208	DABNEY DOUGLAS W JR & NICOLE M
150	3131800700	6982	LOT 209	MARSHALL RICO & ROSANNA B
151	3131800800	6982	LOT 210	MKRTYCHYAN ALEKSANDR & ALLA
152	3131800900	6982	LOT 211	INA NORIHISA
153	3138100500	14589	LOT 7	CITY OF SAN DIEGO
153	3138100600	14589	LOT 8	CITY OF SAN DIEGO

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Special Funds

Park View Estates Development Agreement

PARK VIEW ESTATES - OTHER PARK & RECREATION FACILITIES	
FUND 392044	
Funds received as of 6/30/06	\$2,200,000
Interest earnings as of 6/30/06	<u>\$666,682</u>
Sub-total	\$2,866,682
Less Previously Funded Projects:	
Acquisition of the Paraiso Cumbres Property	\$250,000
Canyonside Community Tennis Courts	\$75,000
Canyonside Community Park Development, Phase III	\$954,758
Canyonside Community Park Children's Play Area	\$96,404
Peñasquitos Neighborhood Park Security Lighting	\$50,343
Canyonside Community Park Traffic Signal	<u>\$226,046</u>
Total Appropriations	\$1,652,551
Funds Available 6/30/06	\$1,214,131

This fund was established per Council Ordinance (00-17179), a Development Agreement between the City of San Diego, American Newland and Peñasquitos Park View Estates. This agreement was entered into pursuant to City Council policy 600-37, adopted by the City Council on August 9, 1988 and amended on September 13, 1988.

Funds are to be used for various park projects as approved by the City Council. Several projects have been completed with one remaining, the Black Mountain Regional Open Space Park.

Peñasquitos East - Trust Fund

PEÑASQUITOS EAST TRUST FUND FUND 10596	
Funds received as of 6/30/06	\$ 799,987
Interest earnings as of 6/30/06	<u>\$ 331,096</u>
Sub-total	\$1,131,083
Less previously Funded Project: Canyonside Community Park Tennis Courts	<u>\$131,164</u>
Funds Available as of 6/30/06	\$999,919

On March 13, 1990, the City approved the Hampe Hills tentative map (VTM 87-0115, R-275273). Due to extraordinary impacts and burdens placed on the Peñasquitos community relative to the Hampe Hills subdivision project, a condition of the tentative map required the developer to establish a Cost Reimbursement District (established March 19, 1991, R-277529) in favor of the City for the offsite street improvements associated with the proposed Hampe Hills subdivision.

Proceeds from the Cost Reimbursement District are to accrue to the Peñasquitos East Trust. Other conditions related to the tentative map called for developer contributions towards general improvements within the community. All funds deposited into the Peñasquitos East Trust are to be used for public purposes in the Peñasquitos East community planning area.

*Note: A portion of the revenues (currently \$55,868.00), were received as a condition of development within Peñasquitos by various developers. These funds are earmarked for the Carmel Valley Trunk Sewer project.

Peñasquitos East - Park Development Fund

PEÑASQUITOS EAST – PARK DEVELOPMENT FUND FUND 39085	
Funds received as of 6/30/06	\$1,955,084
Interest earnings as of 6/30/06	<u>\$1,131,516</u>
Sub-total	\$3,086,600
Less Previously Funded Projects:	
Canyonside Comm. Park Additional Improvements	\$131,699
Hilltop Comm. Park Dev. Phase I	\$344,500
Canyonside Comm. Park Recreation Building	\$1,126,556
Ridgewood Neighborhood Park Acquisition	\$587,779
Canyonside Comm. Park Tennis Court	\$53,215
Rancho Peñasquitos Skate Park	\$75,000
Ridgewood Neighborhood Park Development	\$322,657
Rolling Hills Neighborhood Park	\$91,902
Twin Trails Neighborhood Park	\$99,728
Views West Park Lighting	\$46,528
Canyonside Comm. Park – Upgraded Sportsfield Lighting	<u>\$11,000</u>
Total Appropriations	\$2,890,564
Funds Available as of 6/30/06	\$196,036

This Special Park Fee was established in order to furnish adequate park and recreation facilities to serve the Rancho Peñasquitos community prior to the establishment of the FBA.

The current Rancho Peñasquitos Facilities Benefit Assessment (FBA) includes an element for park development. The Rancho Peñasquitos Special Park Fee is no longer collected.

Black Mountain Ranch Development Agreement

BLACK MOUNTAIN RANCH DEVELOPMENT AGREEMENT FUND	
FUND 392190	
Funds received as of 6/30/06	\$625,000
Interest earnings as of 6/30/06	<u>\$217,838</u>
Sub-total	\$842,838
Less Previously Funded Projects:	
Transfer to Rancho Bernardo Library	\$125,000
Transfer to the Mesa Top Litigation Fund	\$65,000
Peñasquitos Creek Neighborhood Park Tot Lot Upgrade	\$183,433
Views West Shade Structure*	\$160,000
Canyonside Comm. Park - Upgraded Sports Field Lighting	\$50,000
Canyonside Comm. Park Tennis Court	\$75,000
Misc. Park Improvements - Rancho Peñasquitos Community	<u>\$39,000</u>
Total Appropriations	\$697,433
Funds Available as of 6/30/06	\$145,405

*Includes recent allocation of \$80,000, approved by City Council in April 2005.

This fund was established per Council Ordinance (O-18230), a Development Agreement between the City of San Diego and Black Mountain Ranch Partners. This agreement was entered into pursuant to City Council policy 600-37, adopted by the City Council on November 20, 1995 and amended (Ordinance O-18387) on March 17, 1997.

Funds are to be used for various projects throughout the community as approved by the City Council.

Future Community Improvement Project Considerations

The Rancho Peñasquitos Planning Board FBA Subcommittee has compiled the following list community priorities.

FBA PRIORITY FY 2008

1.	40	Traffic Control Measures (MPH signs).	\$57,500
2.	4B	Camino Del Sur, from Carmel Mtn. Road to 1600 feet north of Park Village Road.	\$1,509,633
3.	16A	Hilltop Park Phase II (Turf, Walkways, Picnic Areas, Tot Lot, Parking Lot). Proposition 40 funds repayment	\$600,000 \$416,503
4.	39	Tot Lot Upgrades: Ridgewood	\$250,000
		Rolling Hills	\$300,000
		Adobe Bluffs	\$350,000
		Canyonside	\$350,000
		Views West	\$350,000
5.	38	Skateboard Park Lighting.	\$400,000
6.	16A	Hilltop Park Phase III (Outdoor Rink).	\$450,614
7.	41	SR56 at Blk Mtn Rd Bicycle Interchange.	\$1,750,000
8.	20	Penasquitos Village Neighborhood Park.	Unfunded/Unprogrammed
9.	12	Carmel Mtn. Road widening, from Penasquitos Drive to Interstate 15.	Unfunded/Unprogrammed
10.	2D	Black Mtn. Road widening, from Canyonside Park to State Route 56.	Unfunded/Unprogrammed
11.	7B	Penasquitos Drive extension, from Alamazon Street north to PQ border.	Unfunded/Unprogrammed

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